

We came across the Beaver Ridge dumpster signs some years back when looking to buy in Canaan Valley after relocating to northern Virginia. Our first thought was that this HOA must have a serious inferiority complex. We eventually found out the story behind the signs and thought others might be interested:

At one time, all HOAs in the area shared the dumpster at Beaver Ridge to reduce costs. This worked well for everyone until 2006, when "WSC" grabbed control of the Beaver Ridge board.

Thinking that Beaver Ridge had a monopoly on the dumpster, WSC tried to shift 80% of the cost onto the Northpoint HOA. As a result, Northpoint withdrew from any future arrangement and installed their own dumpster at a more convenient location. The other HOAs quickly joined them, and while their service cost went down, Beaver Ridge's more than doubled.

A similar blunder occurred at about the same time with the pool and tennis courts, the sizeable cost of which had also been shared by all HOAs prior to WSC. In this case, there really was a monopoly, but WSC overestimated the value of the product and Beaver Ridge wound up paying dearly for his overreach (again).

Whereas previous Beaver Ridge boards treated other HOAs as partners and tried to be equitable with the amenities, WSC crudely asserted ownership and assumed that the others had no choice but to pay whatever he demanded. His miscalculation backfired when Northpoint readily accepted an ill-advised ultimatum from him and pulled out of the pool. In fact, of the 54 property owners at Northpoint, only one felt that even the shared expense was cost-beneficial.

In both cases, an attempt to control other HOAs and score points with his own resulted in the others being relieved of unwanted expenses that are now borne exclusively by Beaver Ridge members.

Since he is not the type who accepts responsibility or tries to gain insight from his behavior, WSC blamed the embarrassing situation on others. Various cover stories were invented, and the Northpoint HOA became an object of demagoguery.

The signs at the dumpster are there to reinforce this. They are not there because anyone at Northpoint goes out of their way to use that dumpster (as opposed to the one located more conveniently at their own entrance). The purpose is to distract HOA members from WSC's bungling and generate bad feelings toward Northpoint. That is why one faces out and two face in.

As mentioned, my partner and I came across the signs when considering Beaver Ridge as an investment. There was not as much information about the condominiums circulating back then, but we had been fortunate in getting wind of the problems when our agent had to explain something pernicious that was being done to adjacent property owners.

Although we did not know the story at the time, the over-the-top angry signs confirmed the rumors about a certain personality at Beaver Ridge and the impotency of other owners. In that sense we are glad they are there. It helped keep us from making a mistake.